

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  DAVID SEROR - Bar No. 67488 TAMAR TERZIAN - Bar No. 254148 BRUTZKUS GUBNER 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@bg.law tterzian@bg.law  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Diane C. Weil, Chapter 7 Trustee	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:  VALLEY ENTERPRISES T.S., INC.,     Debtor(s).	CASE NO.: 1:20-bk-11784-MB CHAPTER: 7    <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
--	---

<b>Sale Date:</b> 01/05/2022	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 303 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:**  Public  Private      **Last date to file objections:** 12/22/2021

**Description of property to be sold:**  
Residential real property located at 15094 Nurmi Street, Sylmar, CA 91342.

**Terms and conditions of sale:**  
Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$475,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$21,500.00, plus proof of financial worthiness to close sale, payable to "Diane C. Weil, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

**Proposed sale price:** \$ 470,000.00

---

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

Minimum overbid of \$475,000.00; \$5,000 minimum increments thereafter. Deposit of \$21,500.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

January 5, 2022 at 11:00 a.m. in Courtroom 303, via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Video/audio web address: <https://cacb.zoomgov.com/j/1608937831>

ZoomGov meeting number: 160 893 7831

Password: 121780

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

David Seror  
Tamar Terzian  
Brutzkus Gubner  
21650 Oxnard Street, Suite 500  
Woodland Hills, CA 91367  
Tel: (818) 827-9000  
Fax: (818) 827-9049  
Email: [dseror@bg.law](mailto:dseror@bg.law)  
[tterzian@bg.law](mailto:tterzian@bg.law)

Date: 12/15/2021